

Milburys

SALES LETTING MANAGEMENT



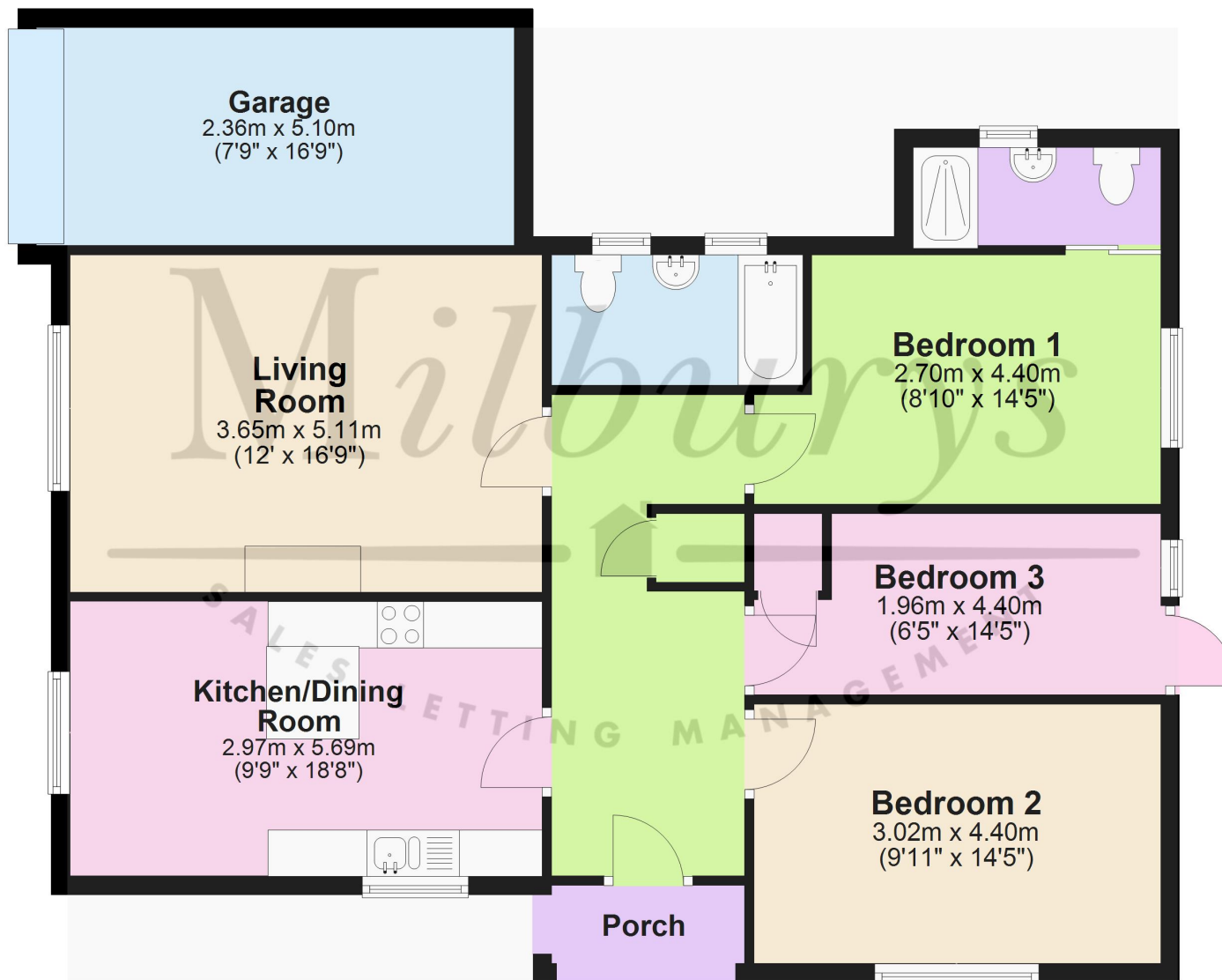
9b Knapp Lane, Cam, Dursley, Gloucestershire GL11 5LS

£455,000



## Ground Floor

Approx. 104.6 sq. metres (1125.9 sq. feet)



Total area: approx. 104.6 sq. metres (1125.9 sq. feet)

For Illustrative Purposes Only. Not to Scale.  
Plan produced using PlanUp.

# 9b Knapp Lane, Cam, Dursley, Gloucestershire GL11 5LS

No Onward Chain as Vendor Suited! Knapp Lane is a popular central location in Cam as it allows easy access by car or by foot to the local shops, plus to the Tesco supermarket. The property itself is a beautifully presented detached bungalow that has been much improved and well maintained by the current owner over the past 11 years. Set back from the lane by a lovely lawned front garden with shrubs and plants giving some excellent privacy, there is also a driveway that will accommodate several cars. The property is further endorsed with an easy maintenance, professionally landscaped rear garden that has attractive seating areas and lots of room for pots. There is also a small side garden which is ideal for more pots and shrubs. Once inside the property the accommodation comprises of an upgraded kitchen/diner with wooden work surfaces, a lovely bright lounge that looks over the front garden and two double bedrooms plus a third single bedroom that overlook the rear garden completed with a useful storage cupboard. The small bedroom is also ideal for a study as it has a door to the rear garden. There is a modern white suite in the family bathroom plus one of the bedrooms also has an ensuite shower room. The bungalow comes with a single garage which has electric and power. A bungalow rarely available, please book your viewing with the Wotton under Edge office today.

## Situation

The village of Cam is situated alongside the Cotswold Way on the edge of the Cotswold Escarpment to the east of the River Severn and the Berkeley Vale. It is adjacent to the town of Dursley, convenient for Rednock Secondary School - [www.rednockschool.org.uk](http://www.rednockschool.org.uk) and a selection of wonderful primary schools. Cam and Dursley both have a good range of shops and there are large supermarkets in each location. Connections to the motorways are good, with junctions 13 and 14 of the M5 within easy reach to the north and south, plus there is the bonus of the Cam rail link. A great location surrounded by some beautiful countryside.

## Property Highlights, Accommodation & Services

- Beautifully Presented and Well Maintained Detached Bungalow
- Popular Central Location in Village, Walking Distance to Local Shops and Supermarket
- No Onward Chain as Vendor Suited!
- Two Double Bedrooms Plus a Single with Direct Access to Rear Garden
- Kitchen/Diner Plus Lounge
- Family Bathroom Plus Ensuite Shower Room
- Single Garage and Driveway Parking for Several Cars
- Attractive, Easy Maintenance Landscaped Rear Gardens with Lovely Patio and Seating Area
- Double Glazing with Gas Central Heating
- Council Tax Band D - Stroud District Council

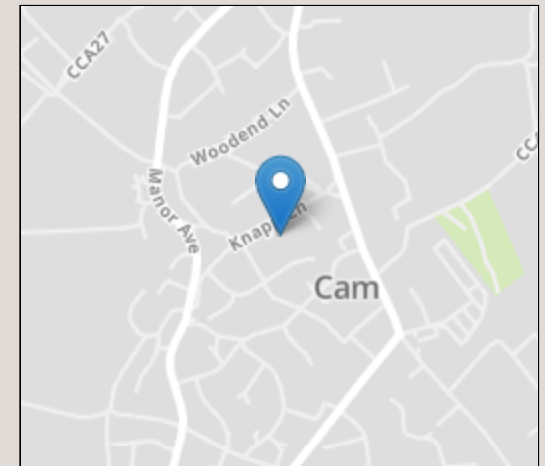
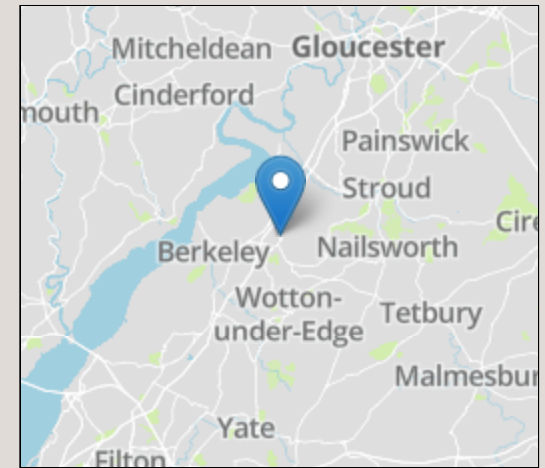
## Directions

Leave the Tesco store in the centre of Cam and head North on the A4135 towards the A38. After circa 200 metres turn left into Knapp Lane, just after the Chinese takeaway. Once in, number 9B will be found half way up on your left hand side.

**Local Authority & Council Tax** - Stroud District Council - Tax Band D

**Tenure** - Freehold

**Contact & Viewing** - Email: [wotton@milburys.co.uk](mailto:wotton@milburys.co.uk) Tel: 01453 842666



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